

OFFERING MEMORANDUM

Brand Newly Built- Prime Retail/Medical/Storage/Warehouse w/18-20ft Ceiling + Parking! !

FOR LEASE



Commercial



EXECUTIVE SUMMARY

Brand Newly Built- Prime Retail/Medical/Storage/Warehouse w/18-20ft Ceiling + Parking! | 937 State Street Bridgeport, CT 06605

Building Size:	7,300 SF	Lot Size:	21,930 SF
Available SF:	4,650 SF	Parking:	22+/- Spaces
Year Built:	2023	Zoning:	MU-LI - Retail/Office/Medical
		Lease Rate:	Negotiable

Property Overview

Premium Commercial Opportunity | Brand New Brick Construction Bridgeport, CT — Available for LEASE (Entire Property or Individual Units) Brand-new, all-brick commercial building on a high-traffic corridor.

- Unit 937-1 (Left Corner):** 1,350 sq ft | Finished 2nd-floor office mezzanine |Over \$40k in premium upgrades | 400 Amp power, dedicated plumbing & hot water.
- Unit 937-4:** 1,000 sq ft (Inline retail/office)
- Unit 937-5:** 1,000 sq ft (Inline retail/office)
- Unit 937-6 (Right Corner):** 1,300 sq ft premium end-cap space

Building Specifications

- Total Size:** Approx. 7,300 sq ft
- Ceiling Height:** 20' roof height (18.5' clearance to beam)
- Parking & Taxes:** 18+/- spaces | Annual Taxes: \$21,250
- Utilities:** Full fire sprinkler system | Individual water sub-meters | Gas & Electric ready
- Whole-Building Lease:** Available upon request

 **Note:** The Whole Property is available to be delivered VACANT (Super Market/fast food business owner is willing to sell including all equipments).

Exclusively represented by:
HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com



TOWN



MARKET



ENTRANCE

WE NOW OPEN

OPEN

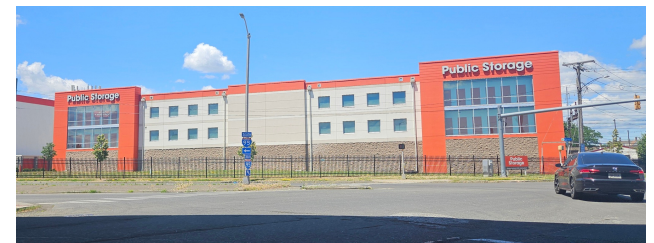
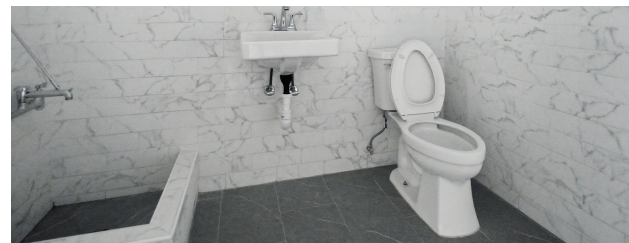
DO NOT ENTER

ONE WAY

ADDITIONAL PHOTOS



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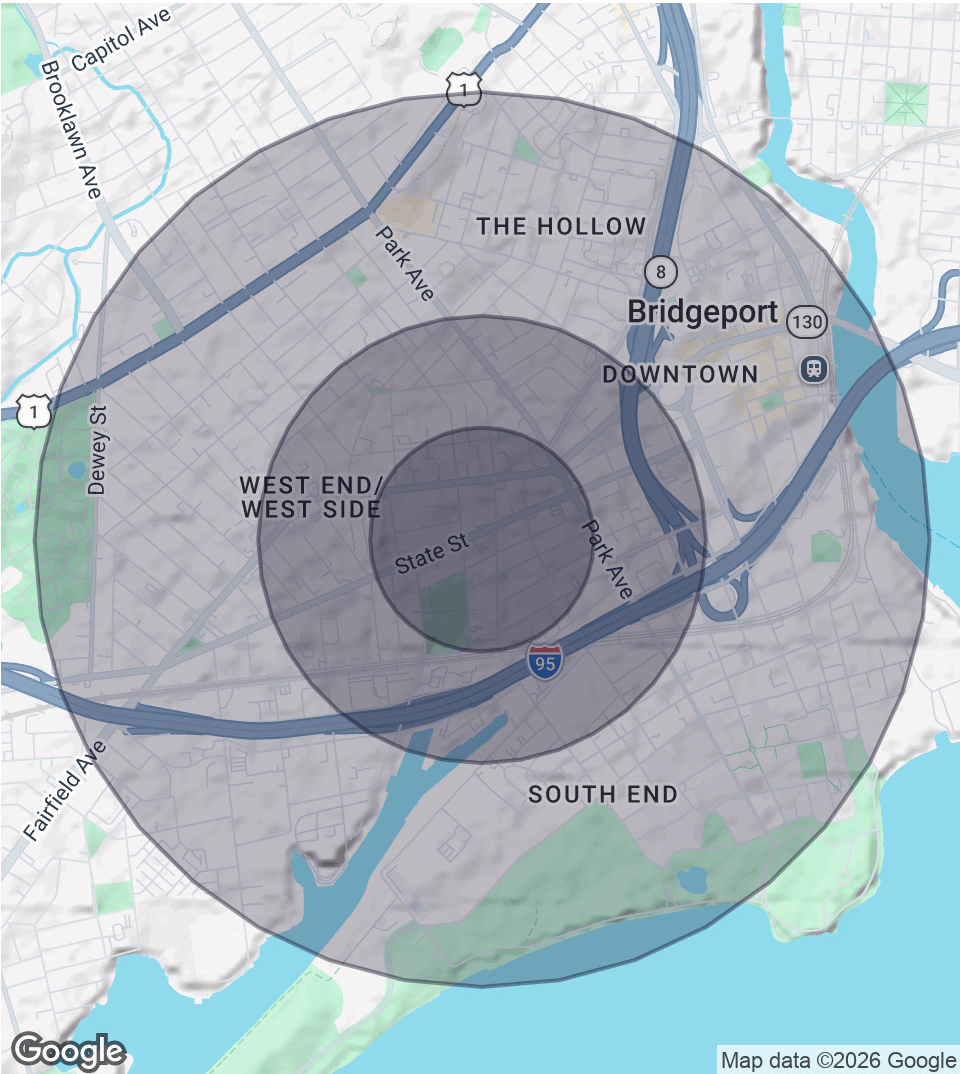
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DEMOGRAPHICS MAP & REPORT

Brand Newly Built- Prime Retail/Medical/Storage/Warehouse w/18-20ft Ceiling + Parking! | 937 State Street Bridgeport, CT 06605



0.25 Miles Radius

Population
3,660
Households
1,159
Average HH Income
\$46,006

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
10,564
Households
3,834
Average HH Income
\$54,184

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
31,489
Households
11,470
Average HH Income
\$57,496

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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